

Correspondence

Item No. 2a

SCAP III, LLC Property Amendment

PA2011-196

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COMMUNITY

JAN 19 2012

DEVELOPMENT
CITY OF NEWPORT BEACH

Mr. Jaime Murillo, Associate Planner

Dear Mr. Murillo,

This letter is in regard to the Notice of Public Hearing scheduled for January 19, 2012, project file no. PA2011-196.

We are very concerned with the possibility of more or expanded retail space being allowed at the project address. We are owners of a condo directly across the street from this property and are negatively affected by the operation of one of the businesses currently in operation.

I assure you that we are pro business, but when businesses are allowed to operate until 2 or 3 or ??? in the morning, disruption to the residences adjacent to the property is inevitable. Loud, drunk, boisterous, patrons often arrive and leave the business at all hours. Chairs and a table outside the front door and on the public sidewalk encourage congregation further adding to the noise and disruption. Cigar smoke from the business is another huge concern. It is virtually impossible on many days and nights to sit outside or have a window open in our unit without the cigar smoke entering. We are asthmatic and have purchased an air purification system to help with this issue. The possibility of this retail space or another like it to be allowed to lease space or operate without health concern for neighboring residents is worry some.

Parking is another issue. Patrons of the business have illegally parked in spaces clearly marked as permit only for residents of our condominium complex. When this has been brought to the attention of the business owner, altercations have arisen.

We are therefore asking the planning commission to consider very carefully the ramifications of approving this application.

Thank you for your consideration,

George and Cathy Milutinovich

600 E. Oceanfront #3H

Newport Beach, Ca. 92661

559-289-0067